

Meeting Date: 6/14/2016

Report Type: Public Hearing

Report ID: 2016-00244

Title: Village Garden Landscape Maintenance District Public Hearing (Noticed 06/03/2016)

Location: District 2

Recommendation: Conduct a public hearing and upon conclusion, pass a Resolution confirming the assessment diagram and the assessment and levying the assessment for Fiscal Year 2016/17 for the Village Garden Landscape Maintenance District (District).

Contact: Sheri Smith, Program Specialist, (916) 808-7204; Mark Griffin, Special Districts Manager, (916) 808-8788, Department of Finance

Presenter: Sheri Smith, Program Specialist, (916) 808-7204, Department of Finance

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution

City Attorney Review

Approved as to Form
Michael W. Voss
6/2/2016 10:11:24 AM

Approvals/Acknowledgements

Department Director or Designee: Brad Wasson - 5/26/2016 2:51:19 PM

Description/Analysis

Issue Detail: On July 19, 2011, Council approved formation of the Village Garden Landscape Maintenance District No. 2011-01 (District). The property owners within North Pointe subdivisions one through five and the Norwood subdivision petitioned the City of Sacramento to form the District in order to provide maintenance services in the area.

The District provides for maintenance of masonry walls, landscaping, and irrigation systems within the subdivisions. Maintenance efforts include periodic mowing of grass, trimming of trees and shrubs, fertilizing landscaped areas, furnishing water for irrigation of all plant material, as well as upkeep, repair, and replacement of the irrigation system, planted materials, amenities, and masonry walls.

On May 17, 2016, Council passed Resolution 2016-0147 approving the annual Engineer's Report and declaring the intention to levy an assessment for the District. Approval of the attached Resolution will authorize the City to collect assessments to provide partial funding for maintenance activities in the District for Fiscal Year (FY) 2016/17.

The District funds only a portion of the total cost of providing maintenance services to the District. The Engineer's Report separates the benefits of the District between "special benefits" to property and "general benefits" to society at-large. Only special benefits can be funded by District assessments. Analysis of the use of the District amenities shows that residents of the District represent approximately 80% of those benefitting from the improvements. This percentage is the special benefit provided by the District. The remaining amount must be funded from other sources. The sources and budget are detailed in the Financial Considerations section and on Exhibit B to the Resolution.

Policy Considerations: The recommended action supports funding for landscape maintenance services in the District via property-based assessments.

Environmental Considerations: Under the California Environmental Quality Act Guidelines, administration of the District does not constitute a project and is therefore exempt from review.

Rationale for Recommendation: The actions in the recommended Resolution are required by the California Streets and Highways Code, as set forth in Section 22500 of the Landscaping and Lighting Act of 1972, for annual proceedings of an existing district.

Financial Considerations: The proposed assessment of \$118.88, per single family home, is 6% lower than last year's assessment of \$126.04 and 32% below the maximum allowed assessment of \$174.81 for FY2016/17. Each year the assessment may be increased by the February-over-February change in the Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers).

The total estimated budget for the District in FY2016/17 is \$27,963 as shown on Exhibit B to the Resolution and detailed in the Engineer's Report on file with the Public Improvement Finance Division of the Department of Finance, designated by the City Clerk's Office to be the repository of documents associated with special districts. Pursuant to the Engineer's Report, \$24,307 of assessment revenue can be used to fund

special benefits and the remaining \$3,656, 20.19% of the direct maintenance cost detailed in Exhibit B, will be provided by the Department of Public Works Streets Division operating budget.

Local Business Enterprise (LBE): Not applicable

**SCHEDULE OF PROCEEDINGS
VILLAGE GARDEN LANDSCAPE MAINTENANCE DISTRICT 2011-01**

FY2016/17

May 17, 2016 Council - Resolution of Intention and Set Date for Public Hearing

June 2, 2016 Publish Notice of Meeting and Public Hearing

June 14, 2016	Council – Public Hearing, Council Orders Annual Levy
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August 2016 Assessments to County for Placement on Tax Roll

RESOLUTION NO.

Adopted by the Sacramento City Council

CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT AND LEVYING THE ASSESSMENT FOR THE VILLAGE GARDEN LANDSCAPE DISTRICT FOR FISCAL YEAR 2016/17

BACKGROUND:

- A. The Village Garden Landscape Maintenance District No. 2011-01 (District), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 19, 2011.
- B. The City Council established the District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (“the 1972 Act”), and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C. Pursuant to Chapter 3 of the 1972 Act, City Council directed the Supervising Engineer of the Department of Public Works, as the Engineer of Work for the District, to prepare and file an Annual Engineer’s Report for Fiscal Year (FY) 2016/17.
- D. The annual report includes analysis that quantifies the amount of special benefit derived from District activities by the parcels paying the assessment. The result of the analysis is that 79.81% of the maintenance services provided in the district are a special benefit to the parcels within the District and 20.19% of the services are a general benefit to people outside of the District. Pursuant to state law, the City can only collect assessments in the amount needed to provide special benefit and must utilize other sources of funding to provide the general benefit portion. A detailed budget is shown on Exhibit B.
- E. The Engineer of Work filed the Annual Report on May 17, 2016, and City Council adopted Resolution 2016-0147 approving the Annual Engineer’s Report and intention to levy and collect assessments within the assessment district for FY2016/17 and set a public hearing for June 14, 2016, in the meeting place of City Council, City Hall, 915 I Street, First Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
- F. The assessment in FY2016/17 represents a 6% decrease as compared to the assessment in the prior fiscal year as shown on Exhibit B.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1 The City Council finds and determines that the background statements A through F are true and correct.
- Section 2 The City Council confirms the assessment diagram and the assessment roll set forth in the Engineer's Annual Report and levies the assessment set forth in the Engineer's Annual Report.
- Section 3 The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2016/17.
- Section 4 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Budget & Parcel Assessment

EXHIBIT A

District Boundary Map

Village Garden Landscape Maintenance District No. 2011-01

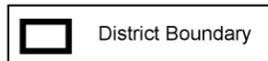
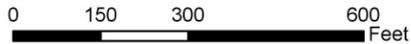
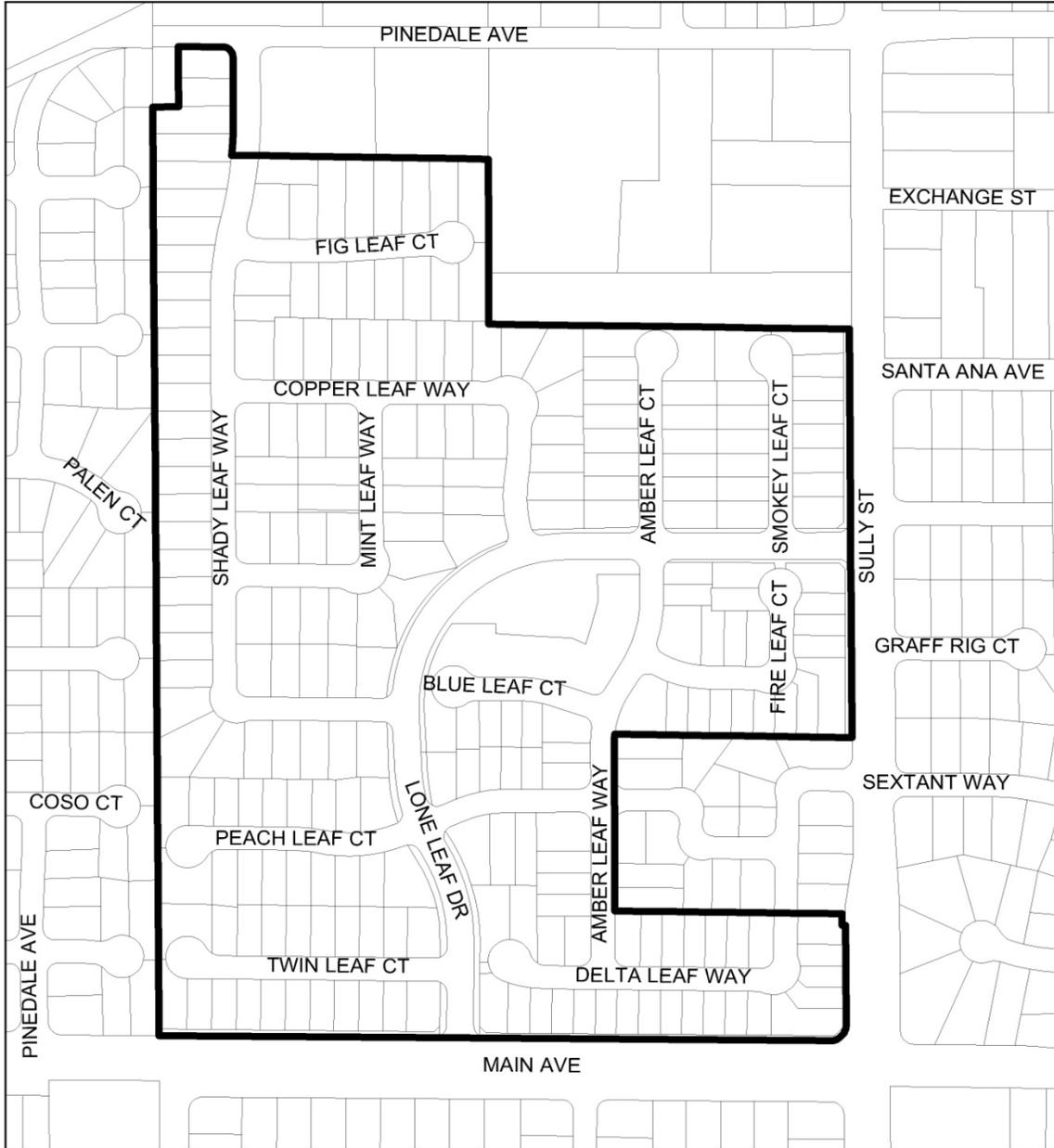


EXHIBIT B
Village Garden Landscape Maintenance District No. 2011-01
FY 2016/17
(FUND 2231)

	Fund 2231	General Benefit Contribution	Total
Split of Special and General Benefit Respectively	79.81%	20.19%	
Estimated Beginning Fund Balance	15,990		
Total Assessed to Property Owners	28,056		
Total Resources	\$44,046	\$3,656	\$47,702
Maintenance Tasks			
Maintenance	14,454	3,656	18,110
Administrative Costs			
Public Improvement Financing	8739		8739
Accounting			
Administration	987		958
County Billing	127		200
Total Expenditures	\$24,307	\$3,656	\$27,963
Estimated Ending Fund Balance	19,739		
Year-Over-Year Change in Fund Balance	3,749		

Parcel Assessment

District Name	FY2016/17 Maximum Assessment	FY2015/16 Assessment per Residential Parcel	FY2016/17 Assessment per Residential Parcel
Village Garden Landscape Maintenance District No. 2011-01	\$174.81	\$126.04	\$118.88

Each year the assessment may be increased by the February-over-February change in the Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers).